

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54	-56	BROOKS AVE, ARLINGTON

OWNERSHIP

Owner 1:	54-56 BROOKS LLC			
Owner 2:				
Owner 3:				
Street 1:	1337 MASSACHUSETTS AVE			
Street 2:	SUITE 302			
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: N
Postal:	02476		Type:	

PREVIOUS OWNER

Owner 1:	NOLIN KEVIN -		
Owner 2:	-		
Street 1:	C/O KEVIN NOLIN		
Twn/City:	MARLBOROUGH		
St/Prov:	MA	Cntry	
Postal:	01752		

NARRATIVE DESCRIPTION

This parcel contains .135 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2250 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 Half Bath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.13496	Total SF/SM:	5879	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON		Total:	477,097	Spl Credit		Total:	477,100
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5879.000	479,000	5,100	477,100	961,200
Total Card	0.135	479,000	5,100	477,100	961,200
Total Parcel	0.135	479,000	5,100	477,100	961,200
Source: Market Adj Cost	Total Value per SQ unit /Card:			427.20	/Parcel: 427.20

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	479,000	5100	5,879.	477,100	961,200		Year end	12/23/2021
2021	104	FV	457,200	5100	5,879.	477,100	939,400		Year End Roll	12/10/2020
2020	104	FV	457,400	5100	5,879.	477,100	939,600	939,600	Year End Roll	12/18/2019
2019	104	FV	356,300	5100	5,879.	506,900	868,300	868,300	Year End Roll	1/3/2019
2018	104	FV	356,300	5100	5,879.	369,700	731,100	731,100	Year End Roll	12/20/2017
2017	104	FV	334,200	5100	5,879.	322,000	661,300	661,300	Year End Roll	1/3/2017
2016	104	FV	334,200	5100	5,879.	274,300	613,600	613,600	Year End	1/4/2016
2015	104	FV	297,900	5100	5,879.	268,400	571,400	571,400	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

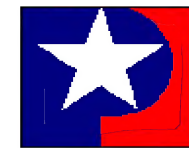
BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2021	SQ Mailed	MM	Mary M
11/4/2017	MEAS&NOTICE	HS	Hanne S
4/6/2009	Meas/Inspect	189	PATRIOT
9/20/1999	Meas/Inspect	197	PATRIOT
3/1/1992		PM	Peter M

Sign:
VERIFICATION OF VISIT NOT DATA
//_/___



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	4747
	Prior Id # 2:	
	Prior Id # 3:	
5	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
6	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

